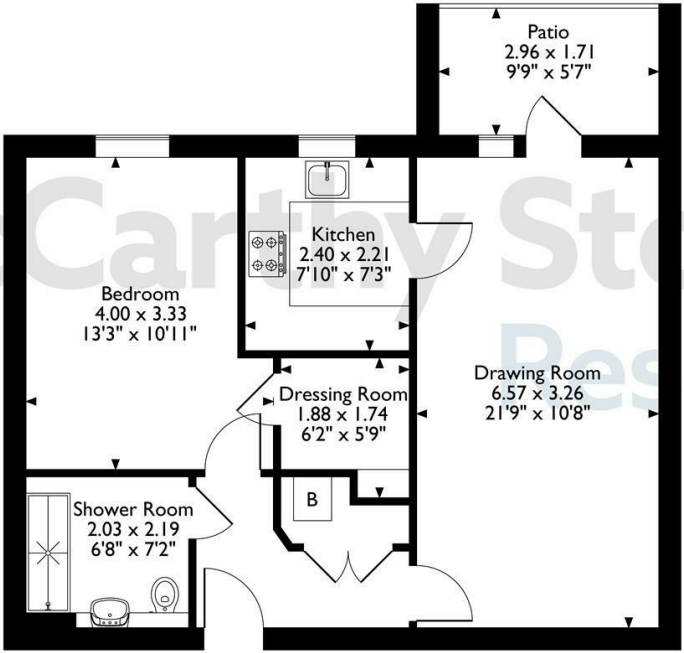
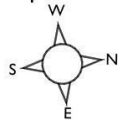


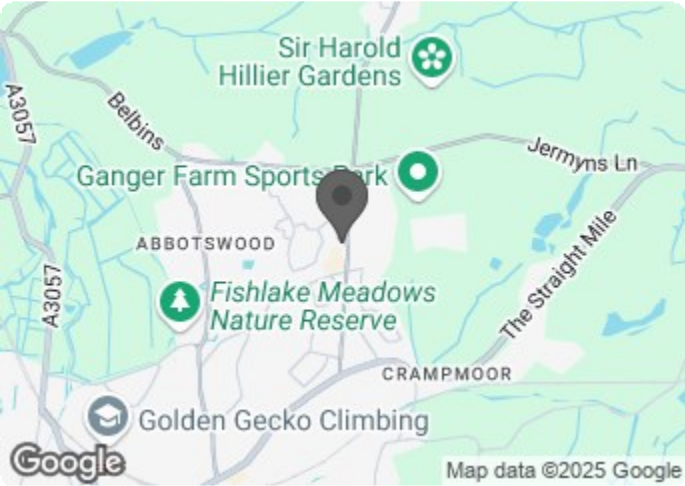
1 Glebe Court, Abbotswood Common Road, Romsey, Hampshire  
Approximate Gross Internal Area  
54 Sq M/581 Sq Ft



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## 1 Glebe Court

Abbotswood Common Road, Romsey, SO51 0ES



Asking price £325,000 Leasehold

A fantastic opportunity to purchase a NEARLY NEW retirement living apartment located on the GROUND FLOOR and benefitting from its own PRIVATE PATIO AREA this modern, energy efficient apartment is close to local amenities and transport routes. NO FORWARD CHAIN

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# 1 Glebe Court, Abbotswood Common Road, Romsey

## Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

## Summary

This Retirement Living community is situated in a quiet and leafy residential suburb just 2.5 miles from the centre of Romsey with plentiful amenities on the doorstep. The local Co-op is just next door so you can stock up on essentials and the nearby Abbotswood Community Centre makes it easy to get involved in the local community and try a range of classes and hobbies. Getting out and about is simple too, with this development's excellent transport links. There are bus stops

located directly outside the property, taking you to local transport hubs, including Romsey train station, which is just a 15-minute trip.

Easy independent living for the over 60s

All our retirement property for sale in Romsey is cleverly designed with smart yet stylish features, like easy turn taps, to make life easier now and in the future. Low maintenance, warm and elegant, with the latest security and safety features built in, most of our homeowners enjoy cheaper bills too.

## Entrance Hall

Entrance hall with door to boiler / airing / storage cupboard with washer / dryer, Further doors lead to the living area, bedroom and shower room

## Living Area / Private Patio

- Double glazing to all windows
- Door leading to beautiful patio area
- Plenty of room for living and dining furniture
- Telephone and television point
- Sky/Sky+ connection point

## Kitchen

- Fitted kitchen with integrated Beko appliances
- Stainless steel cooker hood and splashback
- Anthracite sink
- Lever mixer taps

## Bedroom

- Generously sized double bedroom
- electric radiator
- Walk-in wardrobes with shelving and hanging

# 1 bed | £325,000

space

- Telephone and television point
- Double glazed window

## Shower room

- Fitted shower room with tiled flooring
- White sanitary ware with high quality fittings
- Mirror with integrated shaver socket
- Heated towel rail

## Lease Information

999 Years from 01/01/2023

## Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge is £3,722.30 for financial year ending 28/02/2026. The service charge does not cover external costs such as your Council Tax, electricity or TV.

To find out more about service charges please contact your Property Consultant or House Manager.

## Additional Information and Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## Parking

There are new parking spaces available to purchase separately

